



NEW ALBANY

INDUSTRIAL CENTER

BEECH ROAD NW & MILLER ROAD NW
NEW ALBANY OHIO, 43031



AVAILABLE FOR LEASE

364,230 SF

INCENTIVES AVAILABLE <

24.06 ACRES <

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PROPERTY HIGHLIGHTS



**EXCELLENT
LABOR POOL**
WITHIN 60 MILE RADIUS



4
STORE
FRONTS



2.5 MILES
TO
STATE ROUTE 161



**STRATEGICALLY
POSITIONED**
CLOSE TO ESSENTIAL
AMENITIES



**UP TO
15 YEAR**
TAX ABATEMENT



SITE PLAN & SPECS

24.06
ACRES

364,230 SF
AVAILABLE

54' X 60'
FIRST BAY IS
50' DEEP

60'
SPEED BAY

36'
CLEAR HEIGHT

36
DOCK DOORS
EXPANDABLE TO 62

4,000
AMPS POWER

UP TO 15 YEAR
100% TAX
ABATEMENT

4
DRIVE INS

135'
TRUCK COURT

236
AUTO SPACE
EXPANDABLE

64
TRAILER SPACES

3
ACCESS POINTS

ESFR
SPRINKLERS



CORPORATE NEIGHBORS



AMERICAN REGENT™

STACK
INFRASTRUCTURE

NEW ALBANY
INDUSTRIAL CENTER

CROWN
lift trucks

intel

LANSING
BUILDING PRODUCTS

DSV

TAKEYA

PHARMAVITE

CCL

Google

Multiple Food Options

Anomatic

hims

ALENE CANDLES

Abercrombie & Fitch

AEP OHIO
An AEP Company

Banner Industries
High Purity & Volatile Floor Component Distribution

Multiple Food Options

AMGEN

ALENE CANDLES

Bath & Body Works

NEFTCO

amazon

Axiom
packaging

aws

Meta

HAMILTON RD

62

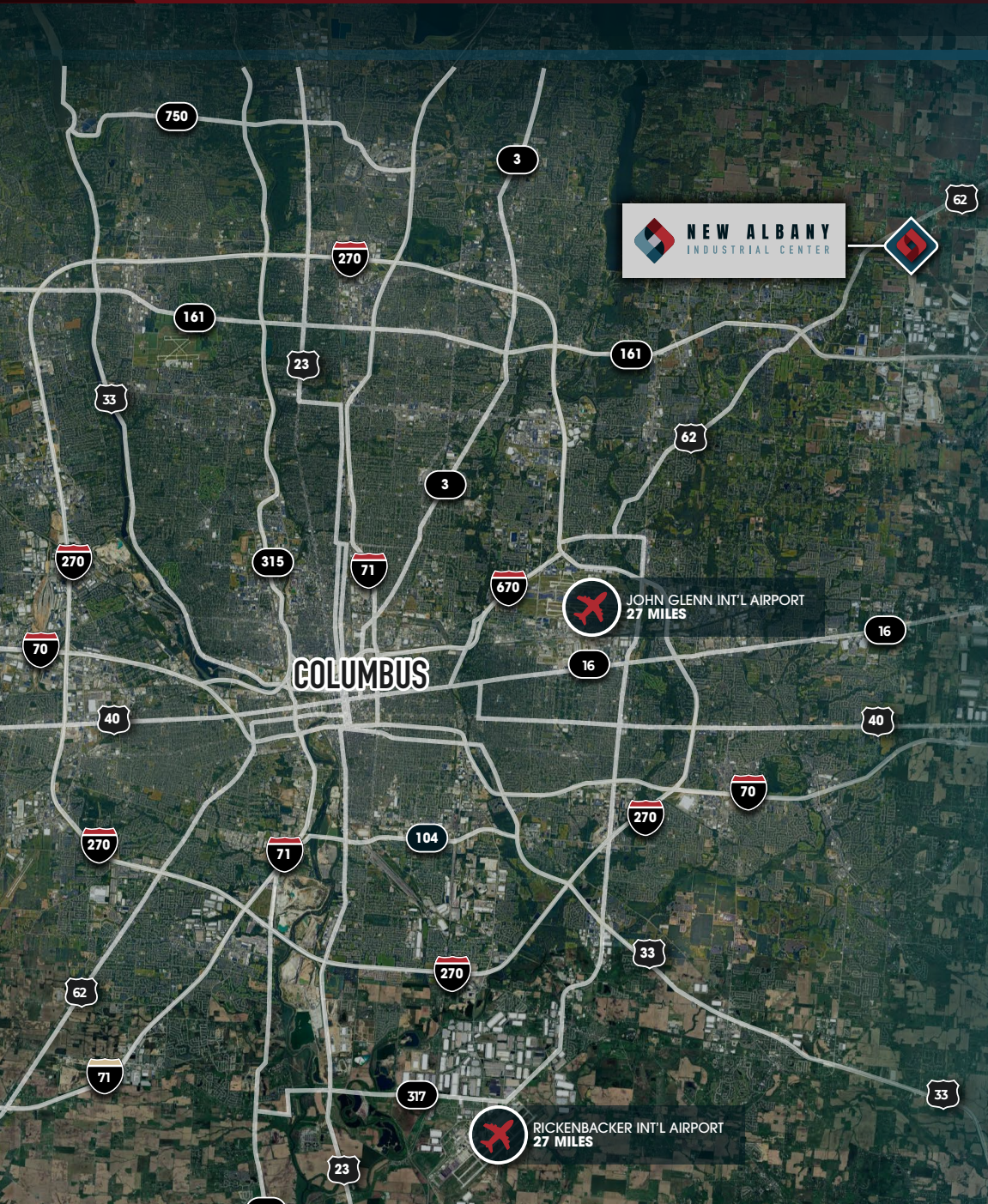
161

62

161

62

ACCESS & MARKET LOCATION



Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING



- › 8% or 144,000 employees
- › Top manufacturing employers include Whirlpool Corp. and Safelite.

TRANSPORTATION



- › 6% or 108,000 employees
- › Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

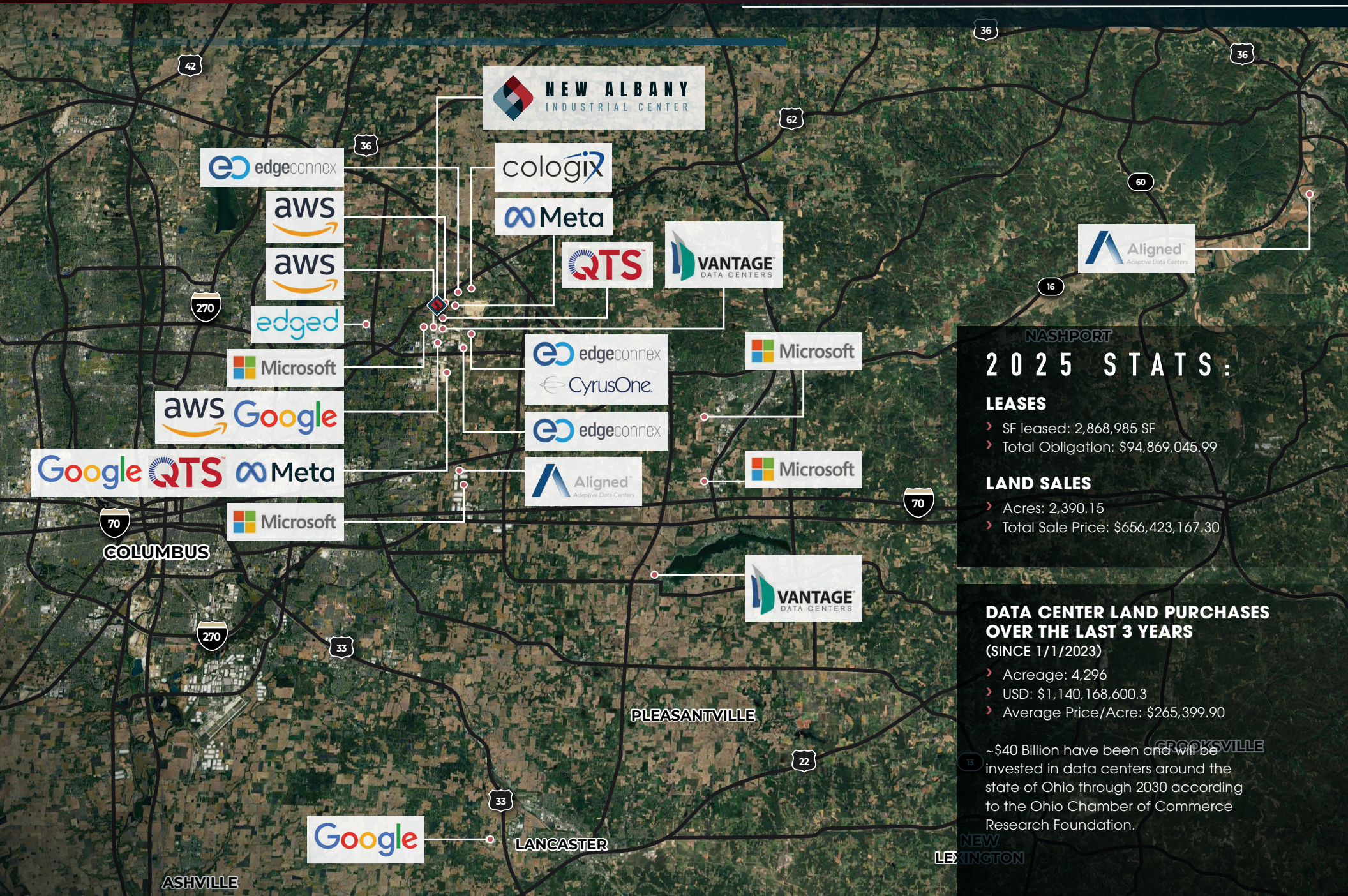
WHOLESALE TRADE



- › 4% or 72,000 employees
- › DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2030. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.

DATA CENTER LOCATIONS



NASHPORT

2025 STATS:

LEASES

- > SF leased: 2,868,985 SF
- > Total Obligation: \$94,869,045.99

LAND SALES

- > Acres: 2,390.15
- > Total Sale Price: \$656,423,167.30

DATA CENTER LAND PURCHASES OVER THE LAST 3 YEARS (SINCE 1/1/2023)

- > Acreage: 4,296
- > USD: \$1,140,168,600.3
- > Average Price/Acre: \$265,399.90

~\$40 Billion have been and will be invested in data centers around the state of Ohio through 2030 according to the Ohio Chamber of Commerce Research Foundation.

ASHVILLE

LANCASTER

PLEASANTVILLE

NEW BRUNSWICK

CROOKSVILLE

